

**TOWN OF BUCKEYE
COMMUNITY PLANNING AND DEVELOPMENT BOARD
TOWN COUNCIL CHAMBERS
100 NORTH APACHE ROAD / BUCKEYE, ARIZONA 85326
REGULAR MEETING MINUTES
September 13, 2005
7:00 P.M.**

1. CALL TO ORDER

Chairman Hawley called the meeting to order at 7:04 p.m.

2. ROLL CALL

Boardmembers Present: Boardmember Carol Kempiaik, Chairman John Hawley, Boardmember Tana Wrublik, Boardmember Dennis Zwerg, Boardmember Ruben Jimenez, and Alternate Boardmember Boyd Richardson.

Boardmembers Absent: Boardmember Annette Napolitano and Boardmember Dave Rioux.

Departments Present: Attorney Mark Langlitz, Deputy Clerk Lucinda Aja, Community Development Director Bob Bushfield, and Fire Marshall Bob Costello. Vice Mayor Chris Urwiller was present from Council.

3. APPROVAL OF MINUTES

Motion made by Boardmember Kempiaik and seconded by Boardmember Zwerg to approve the minutes as presented. Motion passed unanimously.

4. Continuances

4A. Garretson Rezoning- RZ04-243

Planner Ian Dowdy was available to answer the Board's questions. Michael Chasse from Arizona Land Advisory showed a Power Point presentation that showed a satellite map of the site. A public hearing was opened at 7:19 p.m. to hear citizen input about the rezoning of the 305 acres. There being no comment from the public the hearing was closed at 7:20 p.m. Motion made by Boardmember Wrublik and seconded by Boardmember Zwerg to approve the request by John Garretson for the rezoning of approximately 305 acres from Maricopa County Rural-43 to Planned Residential (PR) located generally east of Miller Road, between McDowell and Yuma Roads in the northeast quarter of Section 8, Township 1 North, Range 3 West, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona with the attached stipulations. Boardmember Kempiaik voted nay. Chairman Hawley, Alternate Boardmember Richardson, and Boardmember Jimenez voted aye. Motion carried.

5. NEW BUSINESS

5A. Community Master Plan for Monte Verde (Shea Homes)- 0987CMP05-01

Planner Ian Dowdy was available to answer the Board's questions and explain the stipulations. Boardmember Jimenez wanted a contract agreement with the Buckeye Union High School District. A public hearing was opened at 7:28 p.m. to hear citizen input on the CMP for Monte Verde. Buckeye Union High School Superintendent, Dr. Beverly Hurley stated that the school district does not have a solid confirmation of the donation of funds and land, or a contract for the proposed high school. Attorney Steve Earl, of Earl Curley and LeGard representing Shea Homes, told the Board that discussions were in progress but they have met some challenges with the water and sewer needs and that the infrastructure could be part of the agreement with the school district. David Garcia, Vice President of Shea Homes said the developer was eager to find a solution that was beneficial for everyone involved and present it at the Council meeting. Chairman Hawley reminded the Board that this was contingent on the land purchase. Real Estate Agent Carla Walter suggested the mutual agreement be put in writing. There being no further public discussion the hearing was closed at 8:10 p.m. Motion made by Boardmember Zwerg and seconded by Boardmember Jimenez to approve the a Community Master Plan called Monte Verde which is located between Watson Road and Miller Road with a small portion west of Miller Road and it is bounded from the Roosevelt Irrigation District Canal on the south to Lower Buckeye Road on the north with the stipulations as amended and revised from a written agreement. Boardmember Wrublik abstained. Alternate Boardmember Richardson and Chairman Hawley voted aye. Motion carried.

5B Development Code Amendment: . DCA05-02

Planner Ian Dowdy was available to answer the Boards questions and presented an outline of the proposed changes. This amendment has a twofold purpose: To ensure that the Development Code is compliant with current language and policies of the Town and to incorporate the recommended changes from the May 21, 2005 joint Council and Development Board retreat. A public hearing was opened to hear citizen input about the Code Amendment at 8:56 p.m. Boardmember Kempiaik inquired about the date it would appear before Council which is anticipated for October. Town Attorney Chris Schmalz is working on the Code Amendment language. Citizen Bob Costello spoke about the driveway width requirements being a "one size fits all" and too broad for every situation. Ian Dowdy said that a provision could be added for Rural Residential zoning or 1 acre lots. There being no further comment from the public the hearing was closed at 9:07 p.m. Motion made by Boardmember Zwerg and seconded by Boardmember Kempiaik to approve DCA05-02, an amendment to the Town of Buckeye Development Code including the proposed amendments to sections 2-1-2, 7-3-1 E, 7-4-2, 7-5-5, 7-5-9, 7-5-10, Table 5-N, section 7-7-6, and to change all references to "Land Use Administrator" to "Community Development Director", all references to "Land Use District" to "Zoning District", all references to "Land Use District Map" to "Zoning Map", and to adopt the map formerly known as the "Land Use District Map" to be renamed to "Zoning Map" with all unincorporated portions of the Town of Buckeye planning area removed and as presented. Motion passed unanimously.

5C. Elianto Well Site E1: SP05-11

Planner Brian Rose and Ryan Wheiland from Van Lou and Associates were available to answer the Boards questions. A public hearing was opened at 9:11 p.m. to hear citizen input on the well site. There being no comment from the public the hearing was closed at 9:12 p.m. Motion made by Boardmember Wrublik and seconded by Boardmember Zwerg to approve well E-1 Site Plan for Elianto Village One, a portion of the Elianto Master Plan. Motion passed unanimously.

5D. Elianto Well Site E-2: SP05-12

Planner Brian Rose and Ryan Wheiland from Van Lou and Associates was available to answer the Boards questions. A public hearing was opened at 9:13 p.m. to hear citizen input on the well site. There being no comment from the public the hearing was closed at 9:13 p.m. Motion made by Boardmember Kempiaik and seconded by Boardmember Zwerg to approve well E-2 Site Plan for Elianto Village One, a portion of the Elianto Master Plan. Motion passed unanimously.

5E Water Booster Station No. 1. : SP05-18

Planner Brian Rose was available to answer the Boards questions. A public hearing was opened at 9:14 p.m. to hear citizen input on the well site. There being no comment from the public the hearing was closed at 9:14 p.m. Motion made by Boardmember Kempiaik and seconded by Boardmember Zwerg to approve Water Booster Station No. 1 Site Plan for Elianto Village One, a portion of the Elianto Master Plan. Motion passed unanimously.

5F. Cotton Meadows Preliminary Plat: PP05-34

Planner Adam Zaklikowski was available to answer the Boards questions. Motion made by Boardmember Zwerg and seconded by Boardmember Jimenez to approve the preliminary plat for approximately 251 acres located on the northeast and southeast corners of Southern and Apache Roads with all stipulations. Motion passed unanimously.

5G. Schult Homes: SP05-10

Town Attorney Mark Langlitz was available to answer questions. The owner requested razor wire continued to be used for the protection of the owner and of the public to prevent vandalism. A public hearing was opened at 9:36 to hear citizen input about the proposed site plan. There being no comments from the public the hearing was closed at 9:37 p.m. Boardmember Zwerg and Boardmember Jimenez felt like it would be a danger to not let this area continued to be secured with razor wire. Motion made by Boardmember Zwerg and seconded by Boardmember Wrublik to approve a Site Plan called Schult Homes located east of Apache Road and north of the MC85 Alignment and with all stipulations and to allow the site to retain the existing razor wire in lieu of providing aesthetic enhancements along Apache Rd. Motion passed unanimously.

5H Painted Rock: PP05-29

Planner Alan Como was available to answer questions. After some discussion motion made by Boardmember Wrublik and seconded by Boardmember Zwerg to approve the preliminary plat for 122 single family residential lots on 31.7 acres, located on the southeast corner of Miller road and Beloit road with all stipulations and the addition of adequate lighting throughout the development. Motion passed unanimously.

6. COMMENTS FROM THE PUBLIC

None

7. REPORTS FROM STAFF

Bob Bushfield presented a flow chart for permits and introduced Claudia Herrera as the newest member of Development.

8. REPORTS FROM DEVELOPMENT BOARD

Boardmember Kempiake –Commented on I-10 improvements and the Northwood Park Estates and Checker Auto Issue.

9. ADJOURNMENT

Motion made by Boardmember Kempiake and seconded by Boardmember Zwerg to adjourn the meeting at 10:16 p.m. Motion passed unanimously.

John Hawley, Chairman

ATTEST:

Lucinda Aja, Deputy Clerk

I hereby certify that the foregoing is a true and correct copy of the Community Planning and Development Board Work Session held on the 13th day of August, 2005. I further certify that a quorum was present.

Lucinda Aja, Deputy Clerk